

Historic District Commission Meeting

Monday, December 17, 2012

Town Hall Meeting Room, Old Town Road.

7:00 pm

Present: Members: Chair William Penn, Vice Chair Martha Ball, Michael Ballard, Douglas Gilpin, Dennis Riordan, Claire McQueeny and Mark Vaillancourt. Absent: Douglas Gilpin. Terri Chmiel Administrative Assistant was present for the recording of the minutes

Call to Order

Chair William Penn called the meeting to order at 7:00pm.

Mr. Penn made a motion to amend the agenda adding item number four under correspondence “Respond to the CRMC for Public Notice”. Ms. Ball seconded the motion.

**5Ayes (Penn, Ball, Ballard, Vaillancourt and Riordan) 0 Nays
2 Absent (McQueeny and Gilpin)**

Matters from the Public not on the Agenda

No public comment at this time.

Approval of Minutes

Mr. Ballard made a motion seconded by Mr. Vaillancourt to approve the minutes of October 15, 2012.

**5Ayes (Penn, Ball, Ballard, Vaillancourt and Riordan) 0 Nays
2 Absent (McQueeny and Gilpin)**

Ms. McQueeny joined the meeting at 7:08pm.

Final Review:

Overlook Realty, LLC. Plat 19, Lot 3. Application by Sharon Cattera to install replacement windows.

Sharon Cattera representing the owner of Overlook Realty, LLC presented. Ms. Cattera explained the Building Official, Marc Tillson notified the owner of HDC approval required prior to installing new windows. Ms. Cattera informed the Commission she thought approval was granted for replacement windows on the entire building when a Certificate of Appropriateness was issued for renovations in November 2009. The Commission reviewed the minutes from November 23, 2009 and determined the approval did not specify which windows. Ms. Cattera stated the windows to be replaced are double hung one over one matching the existing windows on the front elevation.

Mr. Penn made a motion seconded by Ms. Ball to approve the replacement windows to Plat 19, Lot 3 for Overlook Realty, LLC based on the following findings of fact:

- Although the newer building is in the Historic District it is a non contributing structure.
- The approval is for replacement of one over one window.
- Amend the application for the estimated cost of construction from \$2,500.00 to \$27,500.00.

**6Ayes (Penn, Ball, Ballard, Vaillancourt, McQueeny and Riordan) 0
Nays**

1 Absent (Gilpin)

Correspondence

Receipt of a revised site plan for the Brouillard project from John Spier dated November 25, 2012.

Mr. Ballard made a motion seconded by Mr. Vaillancourt to accept the revised site plan as submitted by John Spier for Thera Meehan and James Brouillard Plat 6, Lot 31 per the decision of the Zoning Board of Review.

**6Ayes (Penn, Ball, Ballard, Vaillancourt, McQueeny and Riordan) 0
Nays**

1 Absent (Gilpin)

Receipt of a letter from James J. Germia & Associates regarding re-roofing the Operations Building at the Treatment Facility with asphalt shingles and replacing (in kind) the existing generator stacks. Mr. Penn discussed the ratification of a minor change of material on a

Town infrastructure. The Commission is in receipt of a letter from James J. Geremia explaining the replacement of the existing generator stacks and the wood shingles with asphalt shingles on the Operations Building at the New Shoreham Sewer Commission Treatment Facility. Mr. Penn and Ms. Ball approved the minor changes in accordance with the Historic District Commission, Procedures and Standards Guidebook as reference on page 8 “Minor Changes to the Exterior”.

Ms. McQueeny made a motion seconded by Mr. Riordan to approve the minor change of roofing material from wood to asphalt shingles and replacing in kind generator stacks.

**6Ayes (Penn, Ball, Ballard, Vaillancourt, McQueeny and Riordan) 0
Nays**

1 Absent (Gilpin)

Receipt of an e-mail from DiBiase Associates to Mark Tillson, Building Official regarding Spring House Historical Easement dated December 3, 2012.

Mr. Penn discussed the Historical Easement for the Spring House Hotel pertaining to the existing barn structure. The easement states that the Spring House is allowed to change the use of the barn to residential provided the alterations are approved by the Town and the Historic Commission as stated in the Land Use Evidence Records Volume 183 page 268 reference page 6 “The Grantor shall also be

allowed to change the use of the larger Existing Barn (big barn) on the Recreation, Conservation and Development Envelope Plan to residential use; provided, however, that any alterations to its exterior must be approved by the Town and the Commission, which said approval shall not be unreasonably withheld. Any change in its exterior is subject to the provisions of Paragraph 4 (c) above.”

Mr. Ballard made a motion seconded by Mr. Riordan for recommendation to the Town Council ratification to the residential use and alterations of the exterior changes to the barn.

**6Ayes (Penn, Ball, Ballard, Vaillancourt, McQueeny and Riordan) 0
Nays**

1 Absent (Gilpin)

Respond to CRMC to public Notice

Mr. Penn stated CRMC issued in writing a public notice response to the Deepwater Wind Project with a deadline of 15 January 2013. Due to timeline constraints the Commission was in consensus to forward a copy of the letter from HDC to the Army Corp of Engineers on the Permit Application of Deepwater Wind Block Island, LLC and Deepwater Wind Block Island Transmission System, LLC.

Annual Meeting Schedule

The Commission will meet the third Monday of every month at 7:00pm at the Town Hall Meeting Room, Old Town Road as follows:

January 28, 2013 (4th Monday) July 15, 2013

February 25, 2013 (4th Monday) August 19, 2013

March 18, 2013 September 16, 2013

April 15, 2013 October 21, 2013

May 20, 2013 November 18, 2013

June 17, 2013 December 16, 2013

Adjournment

The meeting was adjourned at 7:35p.m. in a motion by Mr. Penn and seconded by Mr. Ballard.

6Ayes (Penn, Ball, Ballard, Vaillancourt, McQueeny and Riordan) 0

Nays

1 Absent (Gilpin)

Respectfully submitted,

Terri L. Chmiel

Administrative Assistant

Building & Land Use Department

Approved: January 28, 2013